ABHITA LAND SOLUTIONS PVT LTD

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Plot No.C-23, Row House, Sector-12,
Near Gokhale School Kharghar
Navi Mumbai 410210

Regi. No. 360320

Date: 14/07/2021

To
MAHA RERA
MAHARASHTRA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gut No.115, Plot No. 20, Area- 387.68 Sq. Mtr. situated at Buldana, Taluka.Buldana, District, Buldana, (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Mandakini Rameshrao Chambhare Patil Residing at. Hanuman Nagar, Aanand Society, Malkapur, Dist. Buldana and following documents i.e.: -

1) Description of the property. Gut No.115, Plot No. 20, Area- 387.68 Sq. Mtr. situated at Buldana, Taluka.Buldana, District, Buldana

2) The documents of Registration of Sale Deed Dated between Mo Akhatar Mo Afajal, Shabana Parveen Rustam Khan Pathan, Mo Akbar Mo Afajal, Husna Bano Ansar Khan Pathan and Mandakini Rameshrao Chambhare Patil

3) 7/12 extract issued by Talathi, mutation entry no 25335.

4) Search report for 30 years from 1991 to 2021

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. Owner of the land-

(1) Mandakini Rameshrao Chambhare Patil Gut No.115, Plot No. 20, Area- 387.68 Sq. Mtr. situated at Buldana, Taluka.Buldana, District, Buldana

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Date: 14/07/2021

Advocate.

LAW OFFICER
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Date 14 07 2021

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract issued by Respected Authority in respect of Gut No.115, Plot No. 20, Area- 387.68 Sq. mtr. situated at Buldana, Taluka.Buldana, District, Buldana on the name of Mandakini Rameshrao Chambhare Patil Residing at. Hanuman Nagar, Aanand Society, Malkapur, Dist. Buldana

2) Mutation Entry No. 25335 indicate the transfer of title of a property on the name of Mandakini Rameshrao Chambhare Patil Residing at. Hanuman Nagar, Aanand Society, Malkapur, Dist. Buldana

3) It is observed that, by orders dated 30/07/1977 by the Sub- Divisional Officer of Buldana, vide its Order No. N.A.P/34/Buldana//9/1976-77 has permitted for the conversion of the said land for non- agricultural use

4) Photocopy of death certificate of Shakila Bano Mohammad Afajal Dated 09/11/2019.

5) Photocopy of legal hear certificate dated 5/03/2021 in favour of Mo Akhatar Mo Afajal, Shabana Parveen Rustam Khan Pathan, Mo Akbar Mo Afajal, Husna Bano Ansar Khan Pathan

6) By an Agreement for Sale dated 30th of March 2021, duly registered at office of Sub-Registrar of Assurances at Buldana under Serial No.2672 made and between Mo Akhatar Mo Afajal, Shabana Parveen Rustam Khan Pathan, Mo Akbar Mo Afajal, Husna Bano Ansar Khan Pathan therein referred to as Seller of the One Part and Mandakini Rameshrao Chambhare Patil therein referred to as Purchaser of the other Part, the Seller agreed to sell said plot to purchaser on the terms, conditions and considerations therein contained.

7) Search report for 13 years from 2009 to 2021 Taken Online from I.G.R.

8) Search report for 17 years from 1991 to 2008 Taken from Sub-Registrar' office at Buldana

9) Any other relevant title- No

10)Litigations if any - No

Date: 14/07/2021

Advocate.

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